



General Assembly

February Session, 2012

Amendment

LCO No. 5233

SB0002205233SD0

Offered by:

SEN. LEBEAU, 3rd Dist.
REP. BERGER, 73rd Dist.
SEN. FONFARA, 1st Dist.
SEN. COLEMAN, 2nd Dist.
REP. GONZALEZ, 3rd Dist.
REP. ROJAS, 9th Dist.
REP. GENGA, 10th Dist.

REP. MCCRORY, 7th Dist.
REP. RITTER M., 1st Dist.
REP. KIRKLEY-BEY, 5th Dist.
REP. ROLDAN, 4th Dist.
REP. ROBLES, 6th Dist.
REP. LARSON, 11th Dist.

To: Subst. Senate Bill No. 22

File No. 459

Cal. No. 331

**"AN ACT CONCERNING THE CAPITAL REGION DEVELOPMENT
AUTHORITY."**

1 Strike everything after the enacting clause and substitute the
2 following in lieu thereof:

3 "Section 1. Subsection (l) of section 1-79 of the 2012 supplement to
4 the general statutes is repealed and the following is substituted in lieu
5 thereof (*Effective from passage*):

6 (l) "Quasi-public agency" means the Connecticut Development
7 Authority, Connecticut Innovations, Incorporated, Connecticut Health
8 and Education Facilities Authority, Connecticut Higher Education
9 Supplemental Loan Authority, Connecticut Housing Finance
10 Authority, Connecticut Housing Authority, Connecticut Resources

11 Recovery Authority, Lower Fairfield County Convention Center
12 Authority, [Capital City Economic Development Authority] Capital
13 Region Development Authority, Connecticut Lottery Corporation,
14 Connecticut Airport Authority, Health Information Technology
15 Exchange of Connecticut and Connecticut Health Insurance Exchange.

16 Sec. 2. Subdivision (1) of section 1-120 of the 2012 supplement to the
17 general statutes is repealed and the following is substituted in lieu
18 thereof (*Effective from passage*):

19 (1) "Quasi-public agency" means the Connecticut Development
20 Authority, Connecticut Innovations, Incorporated, Connecticut Health
21 and Educational Facilities Authority, Connecticut Higher Education
22 Supplemental Loan Authority, Connecticut Housing Finance
23 Authority, Connecticut Housing Authority, Connecticut Resources
24 Recovery Authority, [Capital City Economic Development Authority]
25 Capital Region Development Authority, Connecticut Lottery
26 Corporation, Connecticut Airport Authority, Health Information
27 Technology Exchange of Connecticut and Connecticut Health
28 Insurance Exchange.

29 Sec. 3. Section 1-124 of the 2012 supplement to the general statutes is
30 repealed and the following is substituted in lieu thereof (*Effective from*
31 *passage*):

32 (a) The Connecticut Development Authority, the Connecticut
33 Health and Educational Facilities Authority, the Connecticut Higher
34 Education Supplemental Loan Authority, the Connecticut Housing
35 Finance Authority, the Connecticut Housing Authority, the
36 Connecticut Resources Recovery Authority, the Health Information
37 Technology Exchange of Connecticut, the Connecticut Airport
38 Authority, the [Capital City Economic Development Authority]
39 Capital Region Development Authority and the Connecticut Health
40 Insurance Exchange shall not borrow any money or issue any bonds or
41 notes which are guaranteed by the state of Connecticut or for which
42 there is a capital reserve fund of any kind which is in any way

43 contributed to or guaranteed by the state of Connecticut until and
44 unless such borrowing or issuance is approved by the State Treasurer
45 or the Deputy State Treasurer appointed pursuant to section 3-12. The
46 approval of the State Treasurer or said deputy shall be based on
47 documentation provided by the authority that it has sufficient
48 revenues to (1) pay the principal of and interest on the bonds and notes
49 issued, (2) establish, increase and maintain any reserves deemed by the
50 authority to be advisable to secure the payment of the principal of and
51 interest on such bonds and notes, (3) pay the cost of maintaining,
52 servicing and properly insuring the purpose for which the proceeds of
53 the bonds and notes have been issued, if applicable, and (4) pay such
54 other costs as may be required.

55 (b) To the extent the Connecticut Development Authority,
56 Connecticut Innovations, Incorporated, Connecticut Higher Education
57 Supplemental Loan Authority, Connecticut Housing Finance
58 Authority, Connecticut Housing Authority, Connecticut Resources
59 Recovery Authority, Connecticut Health and Educational Facilities
60 Authority, the Health Information Technology Exchange of
61 Connecticut, the Connecticut Airport Authority, the [Capital City
62 Economic Development Authority] Capital Region Development
63 Authority or the Connecticut Health Insurance Exchange is permitted
64 by statute and determines to exercise any power to moderate interest
65 rate fluctuations or enter into any investment or program of
66 investment or contract respecting interest rates, currency, cash flow or
67 other similar agreement, including, but not limited to, interest rate or
68 currency swap agreements, the effect of which is to subject a capital
69 reserve fund which is in any way contributed to or guaranteed by the
70 state of Connecticut, to potential liability, such determination shall not
71 be effective until and unless the State Treasurer or his or her deputy
72 appointed pursuant to section 3-12 has approved such agreement or
73 agreements. The approval of the State Treasurer or his or her deputy
74 shall be based on documentation provided by the authority that it has
75 sufficient revenues to meet the financial obligations associated with the
76 agreement or agreements.

77 Sec. 4. Section 1-125 of the 2012 supplement to the general statutes is
78 repealed and the following is substituted in lieu thereof (*Effective from*
79 *passage*):

80 The directors, officers and employees of the Connecticut
81 Development Authority, Connecticut Innovations, Incorporated,
82 Connecticut Higher Education Supplemental Loan Authority,
83 Connecticut Housing Finance Authority, Connecticut Housing
84 Authority, Connecticut Resources Recovery Authority, including ad
85 hoc members of the Connecticut Resources Recovery Authority,
86 Connecticut Health and Educational Facilities Authority, [Capital City
87 Economic Development Authority] Capital Region Development
88 Authority, the Health Information Technology Exchange of
89 Connecticut, Connecticut Airport Authority, Connecticut Lottery
90 Corporation and Connecticut Health Insurance Exchange and any
91 person executing the bonds or notes of the agency shall not be liable
92 personally on such bonds or notes or be subject to any personal
93 liability or accountability by reason of the issuance thereof, nor shall
94 any director or employee of the agency, including ad hoc members of
95 the Connecticut Resources Recovery Authority, be personally liable for
96 damage or injury, not wanton, reckless, wilful or malicious, caused in
97 the performance of his or her duties and within the scope of his or her
98 employment or appointment as such director, officer or employee,
99 including ad hoc members of the Connecticut Resources Recovery
100 Authority. The agency shall protect, save harmless and indemnify its
101 directors, officers or employees, including ad hoc members of the
102 Connecticut Resources Recovery Authority, from financial loss and
103 expense, including legal fees and costs, if any, arising out of any claim,
104 demand, suit or judgment by reason of alleged negligence or alleged
105 deprivation of any person's civil rights or any other act or omission
106 resulting in damage or injury, if the director, officer or employee,
107 including ad hoc members of the Connecticut Resources Recovery
108 Authority, is found to have been acting in the discharge of his or her
109 duties or within the scope of his or her employment and such act or
110 omission is found not to have been wanton, reckless, wilful or

111 malicious.

112 Sec. 5. Subsection (m) of section 5-154 of the general statutes is
113 repealed and the following is substituted in lieu thereof (*Effective from*
114 *passage*):

115 (m) "State service" is service with the state, either appointive or
116 elective, for which a salary is paid, subject to the following rules: (1)
117 "State service" includes time lost from state service because of a
118 disability incurred in the performance of state service; (2) "state
119 service" includes service before September 1, 1939, of a member who
120 began to make such member's retirement contributions before
121 September 1, 1941, and has made contributions for all such member's
122 salary received from September 1, 1939, to such member's retirement
123 date; (3) "state service" includes service as a member of the General
124 Assembly or as an employee of the General Assembly or either branch
125 thereof, or of any officer or committee thereof; (4) "state service"
126 excludes any month of otherwise eligible service on or after September
127 1, 1939, for which the full required retirement contribution, including
128 any required interest thereon, has not been made by or for the
129 member; (5) "state service" excludes all periods of otherwise eligible
130 service before the date on which a member elects to receive a return of
131 such member's retirement contributions, unless the member has
132 thereafter returned such contributions with interest, as provided in
133 subsection (a) of section 5-167; (6) "state service" includes a period
134 equivalent to accrued vacation time for which payment is made under
135 section 5-252; (7) any teacher, as defined in section 10-183b, in state
136 service who is employed for a full academic year, equivalent to ten
137 months' credited service, shall be deemed to be employed for the entire
138 year. Any such teacher who has completed the work obligations of
139 such teacher's appointment period and who retires after May first, but
140 before September first, shall receive, upon retirement, credit for the
141 entire appointment year and the remaining biweekly payments due for
142 the entire appointment year, together with any amounts held back
143 previously; (8) "state service" includes service as an employee of a
144 state-aided institution as defined in section 5-175 and service as a

145 vending stand operator as defined in section 5-175a; (9) "state service"
146 includes service as an employee of the Connecticut Institute for
147 Municipal Studies; (10) "state service" includes service on and after
148 January 1, 1999, and on or before the effective date of this section, as an
149 employee of the Capital City Economic Development Authority
150 established by section 32-601, as amended by this act; (11) "state
151 service" includes service as an employee of the Capital Region
152 Development Authority;

153 Sec. 6. Subsection (a) of section 5-259 of the 2012 supplement to the
154 general statutes is repealed and the following is substituted in lieu
155 thereof (*Effective from passage*):

156 (a) The Comptroller, with the approval of the Attorney General and
157 of the Insurance Commissioner, shall arrange and procure a group
158 hospitalization and medical and surgical insurance plan or plans for
159 (1) state employees, (2) members of the General Assembly who elect
160 coverage under such plan or plans, (3) participants in an alternate
161 retirement program who meet the service requirements of section
162 5-162 or subsection (a) of section 5-166, (4) anyone receiving benefits
163 under section 5-144 or from any state-sponsored retirement system,
164 except the teachers' retirement system and the municipal employees
165 retirement system, (5) judges of probate and Probate Court employees,
166 (6) the surviving spouse, and any dependent children of a state police
167 officer, a member of an organized local police department, a firefighter
168 or a constable who performs criminal law enforcement duties who dies
169 before, on or after June 26, 2003, as the result of injuries received while
170 acting within the scope of such officer's or firefighter's or constable's
171 employment and not as the result of illness or natural causes, and
172 whose surviving spouse and dependent children are not otherwise
173 eligible for a group hospitalization and medical and surgical insurance
174 plan. Coverage for a dependent child pursuant to this subdivision shall
175 terminate no earlier than the policy anniversary date on or after
176 whichever of the following occurs first, the date on which the child:
177 Becomes covered under a group health plan through the dependent's
178 own employment; or attains the age of twenty-six, (7) employees of the

179 [Capital City Economic Development Authority] Capital Region
180 Development Authority established by section 32-601, as amended by
181 this act, and (8) the surviving spouse and dependent children of any
182 employee of a municipality who dies on or after October 1, 2000, as the
183 result of injuries received while acting within the scope of such
184 employee's employment and not as the result of illness or natural
185 causes, and whose surviving spouse and dependent children are not
186 otherwise eligible for a group hospitalization and medical and surgical
187 insurance plan. For purposes of this subdivision, "employee" means
188 any regular employee or elective officer receiving pay from a
189 municipality, "municipality" means any town, city, borough, school
190 district, taxing district, fire district, district department of health,
191 probate district, housing authority, regional work force development
192 board established under section 31-3k, flood commission or authority
193 established by special act or regional planning agency. For purposes of
194 subdivision (6) of this subsection, "firefighter" means any person who
195 is regularly employed and paid by any municipality for the purpose of
196 performing firefighting duties for a municipality on average of not less
197 than thirty-five hours per week. The minimum benefits to be provided
198 by such plan or plans shall be substantially equal in value to the
199 benefits that each such employee or member of the General Assembly
200 could secure in such plan or plans on an individual basis on the
201 preceding first day of July. The state shall pay for each such employee
202 and each member of the General Assembly covered by such plan or
203 plans the portion of the premium charged for such member's or
204 employee's individual coverage and seventy per cent of the additional
205 cost of the form of coverage and such amount shall be credited to the
206 total premiums owed by such employee or member of the General
207 Assembly for the form of such member's or employee's coverage under
208 such plan or plans. On and after January 1, 1989, the state shall pay for
209 anyone receiving benefits from any such state-sponsored retirement
210 system one hundred per cent of the portion of the premium charged
211 for such member's or employee's individual coverage and one
212 hundred per cent of any additional cost for the form of coverage. The
213 balance of any premiums payable by an individual employee or by a

214 member of the General Assembly for the form of coverage shall be
215 deducted from the payroll by the State Comptroller. The total
216 premiums payable shall be remitted by the Comptroller to the
217 insurance company or companies or nonprofit organization or
218 organizations providing the coverage. The amount of the state's
219 contribution per employee for a health maintenance organization
220 option shall be equal, in terms of dollars and cents, to the largest
221 amount of the contribution per employee paid for any other option
222 that is available to all eligible state employees included in the health
223 benefits plan, but shall not be required to exceed the amount of the
224 health maintenance organization premium.

225 Sec. 7. Subsection (b) of section 10-425 of the 2012 supplement to the
226 general statutes is repealed and the following is substituted in lieu
227 thereof (*Effective from passage*):

228 (b) Said advisory board shall consist of one member from each of
229 the following entities: (1) The University of Connecticut's Athletic
230 Department; (2) the Connecticut State University System's Athletic
231 Department; (3) the XL Center; (4) Northland AEG; (5) the Traveler's
232 Championship Golf Tournament; (6) the Pilot Pen Tennis Tournament;
233 (7) the Special Olympics; (8) the Mohegan Sun Arena; (9) Foxwoods
234 Resort Casino; (10) Lime Rock Park Race Track; (11) the Arena at
235 Harbor Yard; (12) New Britain Stadium; (13) the Connecticut Marine
236 Trades Association; (14) the Office of Policy and Management; (15) the
237 Culture and Tourism Advisory Committee; (16) the [Capital City
238 Economic Development Authority] Capital Region Development
239 Authority; (17) the Nutmeg State Games; (18) the Connecticut
240 Interscholastic Athletic Conference; (19) Fairfield University; (20)
241 Quinnipiac University; (21) Sacred Heart University; (22) any other
242 entity involved in sports or sporting events that the commissioner
243 deems appropriate; (23) the Connecticut State Golf Association; and
244 (24) Dodd Stadium.

245 Sec. 8. Section 32-600 of the general statutes is repealed and the
246 following is substituted in lieu thereof (*Effective from passage*):

247 As used in this chapter and sections 32-650 to 32-668, inclusive, the
248 following terms shall have the following meanings:

249 (1) "Authority" means the [Capital City Economic Development
250 Authority] Capital Region Development Authority created pursuant to
251 section 32-601, as amended by this act.

252 (2) "Capital city project" means any or all of the following: (A) A
253 convention center project as defined in subdivision (3) of this section;
254 (B) a downtown higher education center; (C) the renovation and
255 rejuvenation of the civic center and coliseum complex; (D) the
256 development of the infrastructure and improvements to the riverfront;
257 (E) (i) the creation of up to [one] three thousand downtown housing
258 units through rehabilitation and new construction, and (ii) the
259 demolition or redevelopment of vacant buildings; [and] (F) the
260 addition to downtown parking capacity; and (G) development and
261 redevelopment. All capital city projects shall be located or constructed
262 and operated in the capital city economic development district, as
263 defined in subdivision (7) of this section, provided any project
264 undertaken pursuant to subparagraph (G) of this subdivision may be
265 located anywhere in the town and city of Hartford and any project
266 undertaken pursuant to subparagraph (D) or (E) (ii) of this subdivision
267 may be located anywhere in the town and city of Hartford or town of
268 East Hartford.

269 (3) "Convention center" means a convention facility constructed and
270 operated in the capital city economic development district, including
271 parking for such facility, in conjunction with a privately developed
272 hotel, including ancillary facilities and infrastructure improvements as
273 more particularly described in the master development plan.

274 (4) "Convention center facilities" means (A) the convention center
275 and the related parking facilities, as defined in section 32-651, as
276 amended by this act, to the extent such related parking facilities are
277 developed, owned or operated by the authority, (B) the on-site related
278 private development, as defined in section 32-651, as amended by this

279 act, to the extent any such on-site related private development is
280 developed, owned or operated by the authority pursuant to a
281 determination by the Secretary of the Office of Policy and Management
282 and the authority that such development, ownership or operation by
283 the authority is necessary and in the public interest, and (C) a central
284 heating and cooling plant serving the convention center, the related
285 parking facilities, the related private development and, to the extent of
286 any surplus capacity, other users. "Convention center facilities" does
287 not include the convention center hotel.

288 (5) "Convention center hotel" means the privately developed hotel
289 required to be constructed and operated in conjunction with the
290 convention center, as more particularly described in the master
291 development plan, as defined in section 32-651, as amended by this act,
292 including the second phase of the convention center hotel as therein
293 described.

294 (6) "Convention center project" means the development, design,
295 construction, finishing, furnishing and equipping of the convention
296 center facilities and related site acquisition and site preparation.

297 (7) "Capital city economic development district" means the area
298 bounded and described as follows: The northerly side of Masseek
299 Street from the intersection of Van Dyke Avenue proceeding westerly
300 to the intersection of Van Block Avenue, proceeding northerly along
301 Van Block to the intersection of Nepaquash Street, proceeding easterly
302 to the intersection of Huyshope Avenue, proceeding northerly along
303 Huyshope Avenue to the intersection of Charter Oak Avenue,
304 proceeding westerly along Charter Oak Avenue to Wyllys Street,
305 proceeding along Wyllys Street to Popieluszko Court, north on
306 Popieluszko Court to Charter Oak Avenue proceeding westerly to
307 Main Street, proceeding south along Main Street to Park Street, thence
308 west along Park Street to [Washington Street, thence north along
309 Washington Street to the entryway to the State Capitol] the intersection
310 of Laurel Street, proceeding north on Laurel Street to the intersection
311 of Capitol Avenue, proceeding west on Capitol Avenue to the

312 intersection of Forest Street, proceeding north on Forest Street to the
313 intersection of Farmington Avenue, proceeding east on Farmington
314 Avenue to the intersection of Asylum Avenue, proceeding east on
315 Asylum Avenue, thence northwesterly along the Exit 48 on ramp to
316 Interstate 84 northward to the railroad, now proceeding northeasterly
317 along the railroad to its intersection with the southerly railroad spur,
318 thence proceeding southeasterly along the railroad R.O.W. to the
319 Bulkeley Bridge. Thence easterly to the city line. Proceeding south
320 along city boundary to the point perpendicular with Masseek Street.
321 Thence westerly to the point of beginning.

322 (8) "Capital region" means the towns contiguous to the city of
323 Hartford, including the town of East Hartford.

324 ~~[(8)]~~ (9) "Private development district" means any land on the
325 Adriaen's Landing site that is designated jointly by the Secretary of the
326 Office of Policy and Management and the authority as available for the
327 purpose of on-site related private development and in need of
328 inducement for private development and operation. Only land on
329 which construction of a building or improvement is to commence on
330 or after July 1, 2008, shall be so designated. Any land so designated
331 shall remain part of the private development district during the term,
332 including any extensions, of any agreement providing for payments to
333 the authority in lieu of real property taxes entered into pursuant to
334 subsection ~~[(d)]~~ (e) of section 32-602, as amended by this act, and
335 thereafter, until the Secretary of the Office of Policy and Management
336 and the authority certify that such designation is no longer a needed
337 inducement to private development and operation. As used in this
338 subdivision, "land" includes an easement to use air space, whether or
339 not contiguous to the surface of the ground.

340 Sec. 9. Section 32-601 of the 2012 supplement to the general statutes
341 is repealed and the following is substituted in lieu thereof (*Effective*
342 *from passage*):

343 (a) There is created a body politic and corporate to be known as the

344 "Capital City Economic Development Authority". [Said authority]
345 Upon the effective date of this section, said authority shall be known as
346 the "Capital Region Development Authority". The Capital Region
347 Development Authority shall be a public instrumentality and political
348 subdivision of this state and the exercise by the authority of the powers
349 conferred by section 32-602, as amended by this act, shall be deemed
350 and held to be the performance of an essential public and
351 governmental function. The [Capital City Economic Development
352 Authority] Capital Region Development Authority shall not be
353 construed to be a department, institution or agency of the state. The
354 terms of all members of the board of directors of the Capital City
355 Economic Development Authority serving on the effective date of this
356 section shall expire on said date.

357 (b) The [authority] Capital Region Development Authority shall be
358 governed by a board of directors consisting of [seven] thirteen
359 members. [appointed jointly by the Governor, the speaker of the
360 House of Representatives, the majority leader of the House of
361 Representatives, the minority leader of the House of Representatives,
362 the president pro tempore of the Senate, the majority leader of the
363 Senate and the minority leader of the Senate, and include, but not be
364 limited to, members who have expertise in the fields of commercial
365 and residential real estate construction or development and financial
366 matters. On and after June 26, 2003, one member of the board shall be a
367 person recommended by the mayor of the city of Hartford, who is a
368 resident of said city but not an elected or appointed official of said
369 city.] The members of the board shall be appointed as follows: (1) Four
370 appointed by the Governor, (2) two appointed by the mayor of the city
371 of Hartford, one of whom shall be a resident of the city of Hartford,
372 and one of whom shall be an employee of the city of Hartford who is
373 not an elected official, (3) one appointed jointly by the speaker of the
374 House of Representatives and the president pro tempore of the Senate,
375 and (4) one appointed jointly by the minority leaders of the House of
376 Representatives and Senate. The mayor of Hartford and the mayor of
377 East Hartford shall be members of the board. The Secretary of the

378 Office of Policy and Management and the Commissioners of
379 Transportation and Economic and Community Development, or their
380 designees, shall serve as ex-officio members of the board. The
381 chairperson shall be designated by the Governor. All initial
382 appointments shall be made not later than [thirty] fifteen days after
383 [June 1, 1998] the effective date of this section. The terms of the initial
384 board members appointed shall be as follows: [Four of the] The four
385 members appointed by the Governor shall serve four-year terms from
386 said appointment date; [and three] the two members appointed by the
387 mayor of the town and city of Hartford shall serve [two-year] three-
388 year terms from said appointment date; the member appointed jointly
389 by the speaker of the House of Representatives and the president pro
390 tempore of the Senate shall serve a two-year term from said
391 appointment date and the member appointed jointly by the minority
392 leaders of the House of Representatives and the Senate shall serve a
393 two-year term from said appointment date. Thereafter all members
394 shall be appointed for four-year terms. A member of the board shall be
395 eligible for reappointment. Any member of the board may be removed
396 by the appointing authority for misfeasance, malfeasance or wilful
397 neglect of duty. Each member of the board, before commencing such
398 member's duties, shall take and subscribe the oath or affirmation
399 required by article XI, section 1, of the State Constitution. A record of
400 each such oath shall be filed in the office of the Secretary of the State.
401 The board of directors shall maintain a record of its proceedings in
402 such form as it determines, provided such record indicates attendance
403 and all votes cast by each member. Any member who fails to attend
404 three consecutive meetings or who fails to attend fifty per cent of all
405 meetings held during any calendar year shall be deemed to have
406 resigned from the board. A majority vote of the members of the board
407 shall constitute a quorum and the affirmative vote of a majority of the
408 members present at a meeting of the board shall be sufficient for any
409 action taken by the board. No vacancy in the membership of the board
410 shall impair the right of a quorum to exercise all the rights and
411 perform all the duties of the board. Any action taken by the board may
412 be authorized by resolution at any regular or special meeting and shall

413 take effect immediately unless otherwise provided in the resolution.
414 The board may delegate to three or more of its members, or its officers,
415 agents and employees, such board powers and duties as it may deem
416 proper.

417 (c) (1) The board of directors shall annually elect one of its members
418 as vice-chairperson and shall elect other of its members as officers,
419 adopt a budget and bylaws, designate an executive committee, report
420 semiannually to the appointing authorities with respect to operations,
421 finances and achievement of its economic development objectives, be
422 accountable to and cooperate with the state whenever, pursuant to the
423 provisions of sections 32-600 to 32-611, inclusive, as amended by this
424 act, the state may audit the authority or any project of the authority, as
425 defined in section 32-600, as amended by this act, or at any other time
426 as the state may inquire as to either, including allowing the state
427 reasonable access to any such project and to the records of the
428 authority and exercise the powers set forth in section 32-602, as
429 amended by this act.

430 (2) The authority shall have an executive director who shall be
431 appointed by the board of directors and shall be the chief
432 administrative officer of the authority. The executive director shall not
433 be a member of the board of directors and shall be exempt from the
434 classified service.

435 (3) Members of the board of directors shall receive no compensation
436 for the performance of their duties hereunder but shall be reimbursed
437 for all expenses reasonably incurred in the performance thereof.

438 (d) Each member of the board of directors of the authority and the
439 executive director shall execute a surety bond in the penal sum of at
440 least one hundred thousand dollars, or, in lieu thereof, the chairperson
441 of the board shall execute a blanket position bond covering each
442 member, the executive director and the employees of the authority,
443 each surety bond to be conditioned upon the faithful performance of
444 the duties of the office or offices covered, to be executed by a surety

445 company authorized to transact business in this state as a surety and to
446 be approved by the Attorney General and filed in the Office of the
447 Secretary of the State. The cost of each bond shall be paid by the
448 authority.

449 (e) No board member shall have or acquire any financial interest in
450 (1) any capital city project, as defined in section 32-600, as amended by
451 this act, (2) any project undertaken by the authority within the capital
452 region, or (3) in any property included or planned to be included in
453 any such project or in any contract or proposed contract for materials
454 or services to be used in such project.

455 (f) The authority shall have perpetual succession and shall adopt
456 procedures for the conduct of its affairs in accordance with section 32-
457 603, as amended by this act. Such succession shall continue as long as
458 the authority shall have bonds, notes or other obligations outstanding
459 and until the existence of the authority is terminated by law at which
460 time the rights and properties of the authority shall pass to and be
461 vested in the state.

462 (g) All financial, credit and proprietary information contained in
463 any application or request filed with the authority with respect to
464 funding for any capital city project shall be exempt from the provisions
465 of subsection (a) of section 1-210.

466 Sec. 10. Section 32-602 of the 2012 supplement to the general statutes
467 is repealed and the following is substituted in lieu thereof (*Effective*
468 *from passage*):

469 (a) The purpose of the [Capital City Economic Development
470 Authority] Capital Region Development Authority shall be (1) to
471 stimulate new investment [in Connecticut] within the capital region
472 and provide support for multicultural destinations and the creation of
473 a vibrant multidimensional downtown; [, to attract and service large
474 conventions, tradeshow, exhibitions, conferences and local consumer
475 shows, exhibitions and events, to encourage the diversification of the
476 state economy, to strengthen Hartford's role as the region's major

477 business and industry employment center and seat of government, to
478 encourage residential housing development in downtown Hartford
479 and, with respect to the convention center project, to construct,
480 operate, maintain and market said project in order to enable Hartford
481 and its immediate environment to become a major regional family-
482 oriented arts, culture, education, sports and entertainment center that
483 will create new jobs, add to the benefits of the hospitality industry,
484 broaden the base of the tourism effort and stimulate substantial
485 surrounding economic development and corresponding increased tax
486 revenues to the state] (2) to work with the Department of Economic
487 and Community Development to attract through a coordinated sales
488 and marketing effort with the capital region's major sports, convention
489 and exhibition venues large conventions, trade shows, exhibitions,
490 conferences, consumer shows and events; (3) to encourage residential
491 housing development; (4) to operate, maintain and market the
492 convention center; (5) to stimulate family-oriented tourism, art,
493 culture, history, education and entertainment through cooperation and
494 coordination with city and regional organizations; (6) to manage
495 facilities through contractual agreement or other legal instrument; (7)
496 to stimulate economic development in the capital region; (8) upon
497 request from the legislative body of a city or town within the capital
498 region, to work with such city or town to assist in the development
499 and redevelopment efforts to stimulate the economy of the region and
500 increase tourism; (9) upon request of the Secretary of the Office of
501 Policy and Management, may enter into an agreement for funding to
502 facilitate the relocation of state offices within the capital city economic
503 development district; (10) in addition to the authority set forth in
504 subdivision (9) of section 32-600, as amended by this act, to develop
505 and redevelop property within the town and city of Hartford; and (11)
506 to market and develop the capital city economic development district
507 as a multicultural destination and create a vibrant, multidimensional
508 downtown.

509 (b) For these purposes, the authority shall have the following
510 powers: (1) To have perpetual succession as a body corporate and to

511 adopt procedures for the regulation of its affairs and the conduct of its
512 business as provided in subsection (f) of section 32-601, as amended by
513 this act, to adopt a corporate seal and alter the same at its pleasure, and
514 to maintain an office at such place or places within the city of Hartford
515 as it may designate; (2) to sue and be sued, to contract and be
516 contracted with; (3) to employ such assistants, agents and other
517 employees as may be necessary or desirable to carry out its purposes,
518 which employees shall be exempt from the classified service and shall
519 not be employees, as defined in subsection (b) of section 5-270, to fix
520 their compensation, to establish and modify personnel procedures as
521 may be necessary from time to time and to negotiate and enter into
522 collective bargaining agreements with labor unions; (4) to acquire,
523 lease, hold and dispose of personal property for the purposes set forth
524 in section 32-602, as amended by this act; (5) to procure insurance
525 against any liability or loss in connection with its property and other
526 assets, in such amounts and from such insurers as it deems desirable
527 and to procure insurance for employees; (6) to invest any funds not
528 needed for immediate use or disbursement in obligations issued or
529 guaranteed by the United States of America or the state of Connecticut,
530 including the Short Term Investment Fund, and the Tax-Exempt
531 Proceeds Fund, and in other obligations which are legal investments
532 for savings banks in this state and in time deposits or certificates of
533 deposit or other similar banking arrangements secured in such manner
534 as the authority determines; (7) notwithstanding any other provision of
535 the general statutes, upon request of the Secretary of the Office of
536 Policy and Management, to enter into an agreement for funding to
537 facilitate the relocation of state offices within the capital city economic
538 development district; and [(7)] (8) to do all acts and things necessary or
539 convenient to carry out the purposes of and the powers expressly
540 granted by this section.

541 (c) In addition to the powers enumerated in [subsection (b)]
542 subsections (b) and (d) of this section, with respect to the convention
543 center project and the convention center facilities the authority shall
544 have the following powers: (1) To acquire, by gift, purchase,

545 condemnation, lease or transfer, lands or rights-in-land in connection
546 with the convention center facilities, the convention center hotel, the
547 other on-site related private development or related infrastructure
548 improvements and to sell and lease or sublease, as lessor or lessee or
549 sublessor or sublessee, any portion of its real property rights, including
550 air space above or areas below the convention center facilities or the
551 convention center hotel, and enter into related common area
552 maintenance, easement, access, support and similar agreements, and
553 own and operate the convention center facilities, provided that such
554 activity is consistent with all applicable federal tax covenants of the
555 authority, transfer or dispose of any property or interest therein
556 acquired by it, at any time and to receive and accept aid or
557 contributions, from any source, of money, labor, property or other
558 things of value, to be held, used and applied to carry out the purposes
559 of this section, subject to the conditions upon which such grants and
560 contributions are made, including, but not limited to, gifts or grants
561 from any department, agency or instrumentality of the United States or
562 this state for any purpose consistent with this section; (2) to condemn
563 properties which may be necessary or desirable to effectuate the
564 purposes of the authority with respect to the convention center project
565 and the convention center hotel to be exercised in accordance with the
566 provisions of part I of chapter 835; (3) to formulate plans for, acquire,
567 finance and develop, lease, purchase, construct, reconstruct, repair,
568 improve, expand, extend, operate, maintain and market the convention
569 center facilities, provided such activities are consistent with all
570 applicable federal tax covenants of the authority and provided further
571 that the authority shall retain control over naming rights with respect
572 to the convention center, that any sale of such naming rights shall
573 require the approval of the secretary and that the proceeds of any such
574 sale of naming rights, to the extent not required for start-up or current
575 operating expenses of the convention center, shall be used by the
576 authority exclusively for the purpose of operating or capital
577 replacement reserves for the convention center; (4) to contract and be
578 contracted with provided, if management, operating or promotional
579 contracts or agreements or other contracts or agreements are entered

580 into with nongovernmental parties with respect to property financed
581 with the proceeds of obligations the interest on which is excluded from
582 gross income for federal income taxation, the board of directors shall
583 ensure that such contracts or agreements are in compliance with the
584 covenants of the authority upon which such tax exclusion is
585 conditioned; (5) to enter into arrangements or contracts to either
586 purchase or lease, on a fully completed turn key basis, the convention
587 center, and arrangements with the secretary regarding the
588 development, ownership and operation by the authority of the related
589 parking facilities, and to enter into a contract or contracts with an
590 entity, or entities, for operation and management thereof and, for
591 purposes of section 31-57f relating to standard wage rates for certain
592 service workers, any such contract for operation and management of
593 the convention center shall be deemed to be a contract with the state;
594 (6) to fix and revise, from time to time, and to charge and collect fees,
595 rents and other charges for the use, occupancy or operation of such
596 projects, and to establish and revise from time to time, procedures
597 concerning the use, operation and occupancy of the convention center
598 facilities, including parking rates, rules and procedures, provided such
599 arrangements are consistent with all applicable federal tax covenants
600 of the authority, and to utilize net revenues received by the authority
601 from the operation of the convention center facilities, after allowance
602 for operating expenses and other charges related to the ownership,
603 operation or financing thereof, for other proper purposes of the
604 authority, including, but not limited to, funding of operating
605 deficiencies or operating or capital replacement reserves for either the
606 convention center or the related parking facilities as determined to be
607 appropriate by the authority; (7) to engage architects, engineers,
608 attorneys, accountants, consultants and such other independent
609 professionals as may be necessary or desirable to carry out its
610 purposes; to contract for construction, development, concessions and
611 the procurement of goods and services and to establish and modify
612 procurement procedures from time to time to implement the foregoing
613 in accordance with the provisions of section 32-603, as amended by
614 this act; (8) to adopt procedures (A) which shall require that

615 contractors or subcontractors engaged in the convention center project
616 and the construction of the convention center hotel take affirmative
617 action to provide equal opportunity for employment without
618 discrimination as to race, creed, color, national origin or ancestry or
619 gender, (B) to ensure that the wages paid on an hourly basis to any
620 mechanic, laborer or workman employed by such contractor or
621 subcontractor with respect to the convention center project or the
622 construction of the convention center hotel shall be at a rate customary
623 or prevailing for the same work in the same trade or occupation in the
624 town and city of Hartford, unless otherwise established pursuant to a
625 project labor agreement, and (C) which shall require the prime
626 construction contractors for the convention center project and for the
627 convention center hotel, and the principal facility managers of the
628 convention center facilities and the convention center hotel to make
629 reasonable efforts to hire or cause to be hired available and qualified
630 residents of the city of Hartford and available and qualified members
631 of minorities, as defined in section 32-9n, for construction and
632 operation jobs at the convention center facilities and the convention
633 center hotel at all levels of construction and operation; (9) to enter into
634 a development agreement with the developer of the convention center
635 hotel, which agreement shall prohibit any voluntary sale, transfer or
636 other assignment of the interests of such developer, or any affiliate
637 thereof, in the convention center hotel, including the rights under any
638 ground lease, air rights or similar agreement with the state or the
639 authority, for a minimum period of five years from the completion
640 thereof except with the prior written consent of the authority given or
641 withheld in its sole discretion, and thereafter except to a party which,
642 in the reasonable judgment of the authority, is financially responsible
643 and experienced in the ownership and operation of first class hotel
644 properties in similar locations; (10) to borrow money and to issue
645 bonds, notes and other obligations of the authority to the extent
646 permitted under section 32-607, as amended by this act, to fund and
647 refund the same and to provide for the rights of the holders thereof
648 and to secure the same by pledge of assets, revenues, notes and state
649 contract assistance as provided in section 32-608, as amended by this

650 act; (11) to do anything necessary and desirable, including executing
651 reimbursement agreements or similar agreements in connection with
652 credit facilities, including, but not limited to, letters of credit or policies
653 of bond insurance, remarketing agreements and agreements for the
654 purpose of moderating interest rate fluctuations, to render any bonds
655 to be issued pursuant to section 32-607, as amended by this act, more
656 marketable; and (12) to engage in and contract for marketing and
657 promotional activities to attract national, regional and local
658 conventions, sports events, trade shows, exhibitions, banquets and
659 other events to maximize the use of the convention center facilities.

660 (d) In addition to the powers enumerated in subsections (b) and (c)
661 of this section, with respect to capital city projects within the capital
662 city economic development district the authority shall have the
663 following powers: (1) To acquire, by gift, purchase, condemnation,
664 lease or transfer, lands or rights-in-land and to sell and lease or
665 sublease, as lessor or lessee or sublessor or sublessee, any portion of its
666 real property rights, including air space above and enter into related
667 common area maintenance, easement, access, support and similar
668 agreements, and own and operate facilities, provided such activity is
669 consistent with all applicable federal tax covenants of the authority,
670 transfer or dispose of any property or interest therein acquired by it, at
671 any time and to receive and accept aid or contributions, from any
672 source, of money, labor, property or other thing of value, to be held,
673 used and applied to carry out the purposes of this section, subject to
674 the conditions upon which such grants and contributions are made,
675 including, but not limited to, gifts or grants from any department,
676 agency or instrumentality of the United States or this state for any
677 purpose consistent with this section; (2) in consultation with the chief
678 elected official of the town and city of Hartford, to condemn properties
679 which may be necessary or desirable to effectuate the purposes of the
680 authority to be exercised in accordance with the provisions of part I of
681 chapter 835; (3) to formulate plans for, acquire, finance and develop,
682 lease, purchase, construct, reconstruct, repair, improve, expand,
683 extend, operate, maintain and market facilities, provided such

684 activities are consistent with all applicable federal tax covenants of the
685 authority; (4) to contract and be contracted with provided, if
686 management, operating or promotional contracts or agreements or
687 other contracts or agreements are entered into with nongovernmental
688 parties with respect to property financed with the proceeds of
689 obligations the interest on which is excluded from gross income for
690 federal income taxation, the board of directors shall ensure that such
691 contracts or agreements are in compliance with the covenants of the
692 authority upon which such tax exclusion is conditioned; (5) to fix and
693 revise, from time to time, and to charge and collect fees, rents and
694 other charges for the use, occupancy or operation of such projects, and
695 to establish and revise from time to time, procedures concerning the
696 use, operation and occupancy of such facilities, including parking
697 rates, rules and procedures, provided such arrangements are
698 consistent with all applicable federal tax covenants of the authority,
699 and to utilize net revenues received by the authority from the
700 operation of such facilities, after allowance for operating expenses and
701 other charges related to the ownership, operation or financing thereof,
702 for other proper purposes of the authority, including, but not limited
703 to, funding of operating deficiencies or operating or capital
704 replacement reserves for either such facilities and related parking
705 facilities as determined to be appropriate by the authority; (6) to
706 engage architects, engineers, attorneys, accountants, consultants and
707 such other independent professionals as may be necessary or desirable
708 to carry out its purposes; (7) to contract for construction, development,
709 concessions and the procurement of goods and services and to
710 establish and modify procurement procedures, from time to time, to
711 implement the foregoing in accordance with the provisions of section
712 32-603, as amended by this act; (8) to borrow money and to issue
713 bonds, notes and other obligations of the authority to the extent
714 permitted under section 32-607, as amended by this act, to fund and
715 refund the same and to provide for the rights of the holders thereof
716 and to secure the same by pledge of assets, revenues, notes and state
717 contract assistance, as provided in section 32-608, as amended by this
718 act; (9) to do anything necessary and desirable, including executing

719 reimbursement agreements or similar agreements in connection with
720 credit facilities, including, but not limited to, letters of credit or policies
721 of bond insurance, remarketing agreements and agreements for the
722 purpose of moderating interest rate fluctuations, to render any bonds
723 to be issued pursuant to section 32-607, as amended by this act, more
724 marketable; and (10) to engage in and contract for marketing and
725 promotional activities to attract national, regional and local
726 conventions, sporting events, trade shows, exhibitions, banquets and
727 other events to maximize the use of exhibition, sporting and
728 entertainment facilities under the operation or jurisdiction of the
729 authority.

730 [(d)] (e) The authority shall have the power to negotiate, and, with
731 the approval of the Secretary of the Office of Policy and Management,
732 to enter into an agreement with any private developer, owner or lessee
733 of any building or improvement located on land in a private
734 development district, as defined in section 32-600, as amended by this
735 act, providing for payments to the authority in lieu of real property
736 taxes. Such an agreement shall be made a condition of any private
737 right of development within the private development district, and
738 shall include a requirement that such private developer, owner or
739 lessee make good-faith efforts to hire, or cause to be hired, available
740 and qualified minority business enterprises, as defined in section 4a-
741 60g, to provide construction services and materials for improvements
742 to be constructed within the private development district in an effort to
743 achieve a minority business enterprise utilization goal of ten per cent
744 of the total costs of construction services and materials for such
745 improvements. Such payments to the authority in lieu of real property
746 taxes shall have the same lien and priority, and may be enforced by the
747 authority in the same manner, as provided for municipal real property
748 taxes. Such payments as received by the authority shall be used to
749 carry out the purposes of the authority set forth in subsection (a) of this
750 section.

751 [(e)] (f) The authority and the [Secretary of the Office of Policy and
752 Management] Commissioner of Economic and Community

753 Development may enter into a memorandum of understanding
754 pursuant to which: (1) [All administrative] Administrative support and
755 services, including all staff support, necessary for the operations of the
756 authority [are] may be provided by the [Office of Policy and
757 Management] Department of Economic and Community
758 Development, (2) the [Office of Policy and Management] Department
759 of Economic and Community Development is authorized to
760 administer contracts and accounts of the authority, and (3) provision is
761 made for the coordination of management and operational activities at
762 the convention center, sport, exhibition or coliseum facilities and the
763 stadium facility, that may include: (A) Provision for joint procurement
764 and contracting, (B) the sharing of services and resources, (C) the
765 coordination of promotional and booking activities, and (D) other
766 arrangements designed to enhance facility utilization and revenues,
767 reduce operating costs or achieve operating efficiencies. The terms and
768 conditions of such memorandum of understanding, including
769 provisions with respect to the reimbursement by the authority to the
770 [Office of Policy and Management] Department of Economic and
771 Community Development of the costs of such administrative support
772 and services, shall be as the authority and the [Secretary of the Office
773 of Policy and Management] Commissioner of Economic and
774 Community Development determine to be appropriate.

775 Sec. 11. Section 32-602a of the general statutes is repealed and the
776 following is substituted in lieu thereof (*Effective from passage*):

777 The [Secretary of the Office of Policy and Management and the
778 Capital City Economic Development Authority] Capital Region
779 Development Authority may enter into a memorandum of
780 understanding with the Connecticut Center for Science and
781 Exploration that provides that the [secretary and the] authority may
782 provide financial management and construction management services
783 assistance for the science center.

784 Sec. 12. Section 32-603 of the general statutes is repealed and the
785 following is substituted in lieu thereof (*Effective from passage*):

786 The board of directors of the [Capital City Economic Development
787 Authority] Capital Region Development Authority shall adopt written
788 procedures, in accordance with the provisions of section 1-121, for: (1)
789 Adopting an annual budget and plan of operations, which shall
790 include a requirement of board approval before the budget or plan
791 may take effect; (2) hiring, dismissing, promoting and compensating
792 employees of the authority, which shall include an affirmative action
793 policy and a requirement of board approval before a position may be
794 created or a vacancy filled; (3) acquiring real and personal property
795 and personal services, which shall include a requirement of board
796 approval for any nonbudgeted expenditure in excess of five thousand
797 dollars; (4) contracting for financial, legal, bond underwriting and
798 other professional services which shall include a requirement that the
799 authority solicit proposals at least once every three years for each such
800 service which it uses; (5) issuing and retiring bonds, notes and other
801 obligations of the authority; (6) providing financial assistance, which
802 shall include eligibility criteria, the application process and the role
803 played by the authority's staff and board of directors; and (7) the use of
804 surplus funds.

805 Sec. 13. Section 32-604 of the general statutes is repealed and the
806 following is substituted in lieu thereof (*Effective from passage*):

807 (a) The Capital City Economic Development Authority shall
808 conduct a feasibility and implementation study to determine the
809 financial feasibility of the convention center project, as defined in
810 subdivision (3) of section 32-600, and the sportsplex and the parking
811 facilities, each as defined in section 32-651, which shall include, but not
812 be limited to, consideration of proper planning, engineering, siting,
813 cost of construction, revenue and expense projections and operation as
814 a multipurpose facility or facilities.

815 (b) The authority shall determine if the feasibility and
816 implementation study clearly establishes, considering all relevant
817 factors, the financial viability of (1) the convention center, (2) the
818 sportsplex, (3) the parking facilities, or (4) any combination of the

819 foregoing. The authority shall deliver the implementation and
820 feasibility study, together with its determination as to financial
821 viability, to the Governor for submission to the General Assembly as
822 part of the master development plan pursuant to subsection (b) of
823 section 32-654.

824 (c) The Capital Region Development Authority shall conduct a
825 feasibility and implementation study to determine the financial
826 feasibility of undertaking development and redevelopment projects to
827 further the purposes of the authority, which shall include, but not be
828 limited to, consideration of proper planning, engineering, siting, cost
829 of construction, revenue and expense projections and operational
830 costs.

831 [(c)] (d) The authority shall monitor the progress of all capital city
832 projects, projects in East Hartford and any project in the capital region
833 and shall, on a regular basis, determine the extent to which each such
834 project has, up to that point, met the purposes set forth in section 32-
835 602, as amended by this act. The authority shall report semiannually to
836 the Governor and the General Assembly in accordance with the
837 provisions of section 11-4a with respect to the operations, finances and
838 achievement of its economic development objectives.

839 [(d)] (e) The authority shall review and evaluate the progress of each
840 capital city project and any project in the capital region for which
841 financing is provided and shall devise and employ techniques for
842 forecasting and measuring relevant indices of accomplishment of its
843 goals of economic development, including, but not limited to, (1) the
844 number of jobs created, or to be created, by or as a result of the project,
845 (2) the cost or estimated cost, to the authority, involved in the creation
846 of those jobs, (3) the amount of private capital investment in, or
847 stimulated by, a project, in proportion to the public funds invested in
848 such project, (4) the number of additional businesses created and
849 associated jobs, (5) increased housing availability in downtown
850 Hartford, and [(5)] (6) the impact on tourism.

851 Sec. 14. Section 32-605 of the general statutes is repealed and the
852 following is substituted in lieu thereof (*Effective from passage*):

853 (a) In lieu of the report required under section 1-123, within the first
854 ninety days of each fiscal year of the [Capital City Economic
855 Development Authority] Capital Region Development Authority, the
856 board of directors of the authority shall submit a report to the
857 Governor, the Auditors of Public Accounts and the joint standing
858 committee of the General Assembly having cognizance of matters
859 relating to finance, revenue and bonding. Such report shall include,
860 but not be limited to, the following: (1) A list of all bonds issued during
861 the preceding fiscal year, including, for each such issue, the financial
862 advisor and underwriters, whether the issue was competitive,
863 negotiated or privately placed, and the issue's face value and net
864 proceeds; (2) a description of the capital city project or any economic
865 development project in the capital region in which the authority is
866 involved, its location and the amount of funds, if any, provided by the
867 authority with respect to the construction of such project; (3) a list of all
868 outside individuals and firms, including principal and other major
869 stockholders, receiving in excess of five thousand dollars as payments
870 for services; (4) a comprehensive annual financial report prepared in
871 accordance with generally accepted accounting principles for
872 governmental enterprises; (5) the cumulative value of all bonds issued,
873 the value of outstanding bonds and the amount of the state's
874 contingent liability; (6) the affirmative action policy statement, a
875 description of the composition of the work force of the authority by
876 race, sex and occupation and a description of the affirmative action
877 efforts of the authority; (7) a description of planned activities for the
878 current fiscal year; (8) a list of all private investments made or
879 committed for commercial development within the capital city
880 economic development district; and (9) an analysis of the authority's
881 success in achieving the purposes stated in section 32-602, as amended
882 by this act.

883 (b) In lieu of the audit required under section 1-122, the board of
884 directors of the authority shall annually contract with a person, firm or

885 corporation for a compliance audit of the authority's activities during
886 the preceding authority fiscal year. The audit shall determine whether
887 the authority has complied with its regulations concerning affirmative
888 action, personnel practices, the purchase of goods and services and the
889 use of surplus funds. The board shall submit the audit report to the
890 Governor, the Auditors of Public Accounts and the joint standing
891 committee of the General Assembly having cognizance of matters
892 relating to finance, revenue and bonding.

893 (c) The board of directors of the authority shall annually contract
894 with a firm of certified public accountants to undertake an
895 independent financial audit of the authority in accordance with
896 generally accepted auditing standards. The board shall submit the
897 audit report to the Governor, the Auditors of Public Accounts and the
898 joint standing committee of the General Assembly having cognizance
899 of matters relating to finance, revenue and bonding. The books and
900 accounts of the authority shall be subject to annual audits by the state
901 Auditors of Public Accounts.

902 [(d) On January 15, 2000, the authority shall submit to the Governor
903 and to the joint standing committee of the General Assembly having
904 cognizance of matters relating to finance, revenue and bonding, a
905 two-year performance review report detailing for each capital city
906 project undertaken to date under the program, the progress made and
907 the actual expenditures compared to original estimated costs. Not later
908 than sixty calendar days after receipt of said report, such joint
909 committee shall consider the report and determine whether there has
910 been insufficient progress or whether there have been significant cost
911 increases over original estimates. If so, the committee may make
912 recommendations for appropriate action to the authority and to the
913 General Assembly.]

914 [(e)] (d) The authority shall designate a [convention center
915 operations] contract compliance officer from the staff of the authority
916 to monitor compliance of the operations of facilities under the
917 management or control of the authority, the convention center,

918 convention center hotel and related parking facilities of the center and
919 the hotel, with the provisions of state law applicable to such
920 operations, including, but not limited to, this section and sections 32-
921 650 to 32-668, inclusive, and with applicable requirements of contracts
922 entered into by the authority, relating to set-asides for small
923 contractors and minority business enterprises and required efforts to
924 hire available and qualified members of minorities, as defined in
925 section 32-9n, and available and qualified residents of the city of
926 Hartford for jobs in such operations. Such officer shall file, each year
927 during the period of facility operations, a written report with the
928 authority as to findings and recommendations regarding such
929 compliance.

930 Sec. 15. Section 32-606 of the general statutes is repealed and the
931 following is substituted in lieu thereof (*Effective from passage*):

932 (a) Any person, including, but not limited to, a state or municipal
933 agency, requesting funds from the state, including, but not limited to,
934 any authority created by the general statutes or any public or special
935 act, with respect to any capital city project or any economic
936 development project in the capital region in which the Capital Region
937 Development Authority is involved, shall, at the time it makes such
938 request for funds from the state, present a full and complete copy of its
939 application or request, along with any supporting documents or
940 exhibits, to the [Capital City Economic Development Authority]
941 Capital Region Development Authority for its recommendation and to
942 the Secretary of the Office of Policy and Management. The authority
943 shall, not later than ninety days after receipt of such application or
944 request, prepare and adopt a capital city economic development
945 statement, summarizing its recommendations with respect to such
946 application or request, and deliver such statement to the state officer,
947 official, employee or agent of the state or authority to whom such
948 application or request was made. The recommendations in such
949 statement shall include contract provisions regarding performance
950 standards, including, but not limited to, project timelines.

951 (b) Notwithstanding any other provision of the general statutes,
952 public or special acts, any regulation or procedure or any other law, no
953 officer, official, employee or agent of the state or any authority created
954 by the general statutes or any public or special act, shall expend any
955 funds on any capital city project or any project in the capital region in
956 which the authority is involved, unless such officer, official, employee
957 or agent has received a capital city economic development statement
958 adopted by the authority pursuant to subsection (a) of this section,
959 provided, if no such statement is received by the time ninety days have
960 elapsed from the date of the initial application or request for such
961 funds, such funds may be expended. If funds are expended pursuant
962 to this subsection in a manner not consistent with the
963 recommendations contained in a capital city economic development
964 statement for such expenditure, the officer, official, employee or agent
965 of the state expending such funds shall respond in writing to the
966 authority, providing an explanation of the decision with respect to
967 such expenditure.

968 (c) The authority shall not adopt any statement recommending
969 funding for any capital city project or any economic development
970 project in the capital region in which the authority is involved, unless
971 and until the town and city of Hartford has created a municipal
972 parking authority in accordance with chapter 100 and has transferred,
973 or scheduled the transfer of, in a legally binding way, the rights and
974 responsibilities of the municipality for all municipally-owned or
975 operated parking facilities, as defined in section 7-202.

976 (d) The authority shall coordinate the use of all state and municipal
977 planning and financial resources that are or can be made available for
978 any capital city project or any economic development project in the
979 capital region in which the authority is involved, including any
980 resources available from any quasi-public agency.

981 (e) All state and municipal agencies, departments, boards,
982 commissions and councils shall cooperate with the [Capital City
983 Economic Development Authority] Capital Region Development

984 Authority in carrying out the purposes enumerated in section 32-602,
985 as amended by this act.

986 [(f) The powers and duties granted to the authority pursuant to this
987 section shall terminate July 1, 2013.]

988 Sec. 16. Subsection (a) of section 32-607 of the general statutes is
989 repealed and the following is substituted in lieu thereof (*Effective from*
990 *passage*):

991 (a) The board of directors of the [Capital City Economic
992 Development Authority] Capital Region Development Authority is
993 authorized from time to time to issue its bonds, notes and other
994 obligations in such principal amounts as in the opinion of the board
995 shall be necessary to provide sufficient funds for carrying out the
996 purposes set forth in section 32-602, as amended by this act, with
997 respect to the convention center project as defined in subdivision (3) of
998 section 32-600, as amended by this act, including the payment, funding
999 or refunding of the principal of, or interest or redemption premiums
1000 on, any bonds, notes and other obligations issued by it whether the
1001 bonds, notes or other obligations or interest to be funded or refunded
1002 have or have not become due, the establishment of reserves to secure
1003 such bonds, notes and other obligations, loans made by the authority
1004 and all other expenditures of the authority incident to and necessary or
1005 convenient to carry out the purposes set forth in section 32-602, as
1006 amended by this act.

1007 Sec. 17. Subsection (a) of section 32-608 of the general statutes is
1008 repealed and the following is substituted in lieu thereof (*Effective from*
1009 *passage*):

1010 (a) The state, acting by and through the Secretary of the Office of
1011 Policy and Management and the State Treasurer, may enter into a
1012 contract with the [Capital City Economic Development Authority]
1013 Capital Region Development Authority providing that the state shall
1014 pay contract assistance to the authority pursuant to the provisions of
1015 this section. Such contract assistance is limited to an amount equal to

1016 the annual debt service on the outstanding amount of bonds to be
1017 issued pursuant to section 32-607, as amended by this act, to finance
1018 the costs of the convention center project, as defined in subdivision (3)
1019 of section 32-600, as amended by this act. The contract entered into
1020 pursuant to this section shall include such provisions as the Secretary
1021 of the Office of Policy and Management and the State Treasurer deem
1022 necessary to assure the efficient construction and operation of such
1023 project and find are in the best interests of the state. No such contract
1024 shall be entered into by the secretary and the State Treasurer unless the
1025 board of directors of the authority files therewith a certificate setting
1026 forth its findings and determinations of the extent to which the
1027 incremental tax revenues under the authority of law existing at the
1028 time such certificate is filed to be derived as a result of the construction
1029 and operation of the project and visitor spending with respect thereto
1030 are reasonably expected to offset, over the term that the bonds are
1031 scheduled to be outstanding, the amount of debt service expected to be
1032 paid on authority bonds to be secured by such state assistance contract.
1033 In the event the secretary and the State Treasurer substantially concur
1034 with the findings of the board, a certificate evidencing such substantial
1035 concurrence shall be filed by such secretary and State Treasurer with
1036 the clerks of the Senate and the House of Representatives. In making
1037 such findings and determinations and executing such approval, the
1038 board, the secretary and the State Treasurer shall each be entitled to
1039 rely upon such reports and estimates of experts, as appropriate, for the
1040 proper evaluation of feasibility of the project, including, without
1041 limitation, estimates relating to the incremental tax revenues resulting
1042 from the convention center project, reasonable expectation as to the
1043 additional development in the area of the convention center project
1044 and such additional expenditures as a result of construction, tourism
1045 and other travel, entertainment and retail sales as may result from the
1046 location of such project in the capital city of the state.

1047 Sec. 18. Section 32-609 of the general statutes is repealed and the
1048 following is substituted in lieu thereof (*Effective from passage*):

1049 With the concurrence of the Secretary of the Office of Policy and

1050 Management and the State Treasurer, the [Capital City Economic
1051 Development Authority] Capital Region Development Authority may
1052 submit an application to the Connecticut Development Authority on
1053 behalf of the convention center project as defined in subdivision (3) of
1054 section 32-600, as amended by this act, for a loan or loans consistent
1055 with the requirements of chapter 579 and the Connecticut
1056 Development Authority is hereby authorized to review such
1057 application as a package for the purposes of its requirements,
1058 including eligibility for federal or state funding in addition to the
1059 financing applied for. Any loan by the Connecticut Development
1060 Authority to the [Capital City Economic Development Authority]
1061 Capital Region Development Authority shall be evidenced by the
1062 general obligation bond of such authority, in fully marketable form,
1063 duly executed and accompanied by an approving legal opinion with
1064 respect to validity, security and tax matters as would otherwise be
1065 required in a public offering. Any loan with respect to the hotel or
1066 other portions of private investment pertaining to the convention
1067 center project shall be on such terms and conditions as the Connecticut
1068 Development Authority requires to satisfy its eligibility for financing
1069 of a loan from the proceeds of its general obligation program bonds.

1070 Sec. 19. Section 32-610 of the general statutes is repealed and the
1071 following is substituted in lieu thereof (*Effective from passage*):

1072 The exercise of the powers granted by section 32-602, as amended
1073 by this act, constitute the performance of an essential governmental
1074 function and the [Capital City Economic Development Authority]
1075 Capital Region Development Authority shall not be required to pay
1076 any taxes or assessments upon or in respect of the convention center or
1077 the convention center project, as defined in section 32-600, as amended
1078 by this act, levied by any municipality or political subdivision or
1079 special district having taxing powers of the state and such project and
1080 the principal and interest of any bonds and notes issued under the
1081 provisions of section 32-607, as amended by this act, their transfer and
1082 the income therefrom, including revenues derived from the sale
1083 thereof, shall at all times be free from taxation of every kind by the

1084 state of Connecticut or under its authority, except for estate or
1085 succession taxes but the interest on such bonds and notes shall be
1086 included in the computation of any excise or franchise tax.
1087 Notwithstanding the foregoing, the convention center and the related
1088 parking facilities owned by the authority shall be deemed to be state-
1089 owned real property for purposes of sections 12-19a and 12-19b and
1090 the state shall make grants in lieu of taxes with respect to the
1091 convention center and such related parking facilities to the
1092 municipality in which the convention center and such related parking
1093 facilities are located as otherwise provided in said sections 12-19a and
1094 12-19b.

1095 Sec. 20. Section 32-611 of the general statutes is repealed and the
1096 following is substituted in lieu thereof (*Effective from passage*):

1097 The state of Connecticut does hereby pledge to and agree with the
1098 holders of any bonds, notes and other obligations issued under section
1099 32-607, as amended by this act, and with those parties who may enter
1100 into contracts with the [Capital City Economic Development
1101 Authority] Capital Region Development Authority or its successor
1102 agency, that the state will not limit or alter the rights hereby vested in
1103 the authority or in the holders of any bonds, notes or other obligations
1104 of the authority to which contract assistance is pledged pursuant to
1105 section 32-608, as amended by this act, until such obligations, together
1106 with the interest thereon, are fully met and discharged and such
1107 contracts are fully performed on the part of the authority, provided
1108 nothing contained herein shall preclude such limitation or alteration if
1109 and when adequate provision shall be made by law for the protection
1110 of the holders of such bonds, notes and other obligations of the
1111 authority or those entering into contracts with the authority. The
1112 authority is authorized to include this pledge and undertaking for the
1113 state in such bonds, notes and other obligations or contracts.

1114 Sec. 21. Subsection (b) of section 32-614 of the general statutes is
1115 repealed and the following is substituted in lieu thereof (*Effective from*
1116 *passage*):

1117 (b) The proceeds of the sale of said bonds, to the extent of the
1118 amount stated in subsection (a) of this section, shall be used as follows:
1119 Three million dollars by the Department of Economic and Community
1120 Development for a grant-in-aid to the [Capital City Economic
1121 Development Authority] Capital Region Development Authority and
1122 the balance by the Office of Policy and Management for a grant-in-aid
1123 to the [Capital City Economic Development Authority] Capital Region
1124 Development Authority for the project costs of the convention center
1125 project, as defined in section 32-651, as amended by this act, and such
1126 portion of preliminary costs and the project costs of site acquisition,
1127 site preparation and infrastructure improvements related to other
1128 aspects of the overall project, all as defined in section 32-651, as
1129 amended by this act, as is determined jointly by the secretary and the
1130 authority to be appropriately allocated to the convention center
1131 facilities, subject to satisfaction of the conditions set forth in subsection
1132 (a) of section 32-654.

1133 Sec. 22. Subsection (a) of section 32-616 of the general statutes is
1134 repealed and the following is substituted in lieu thereof (*Effective from*
1135 *passage*):

1136 (a) For the purposes described in subsection (b) of this section the
1137 State Bond Commission shall have power, from time to time but in no
1138 case later than June 30, [2013] 2017, to authorize the issuance of bonds
1139 of the state, in one or more series and in principal amounts and in the
1140 aggregate not exceeding one hundred fifteen million dollars and such
1141 additional amounts as may be required in connection with the costs of
1142 issuance of the bonds including bond anticipation, temporary and
1143 interim notes, the proceeds of which shall be used by the State
1144 Treasurer to pay the costs of issuance, provided in computing the total
1145 amount of bonds which may at any one time be outstanding, the
1146 principal amount of any refunding bonds issued to refund bonds shall
1147 be excluded.

1148 Sec. 23. Section 32-617 of the general statutes is repealed and the
1149 following is substituted in lieu thereof (*Effective from passage*):

1150 The state shall protect, save harmless and indemnify the [Capital
1151 City Economic Development Authority] Capital Region Development
1152 Authority and its directors, officers and employees from financial loss
1153 and expense, including legal fees and costs, if any, arising out of any
1154 claim, demand, suit or judgment based upon any alleged act or
1155 omission of the authority or any such director, officer or employee in
1156 connection with, or any other legal challenge to, the overall project, as
1157 defined in section 32-651, as amended by this act, stadium facility
1158 operations, as defined in section 32-651, as amended by this act, public
1159 act 98-1 of the December special session, public act 99-241 or public act
1160 00-140, including without limitation the preparation by the authority
1161 of the environmental impact evaluation contemplated by subsection (j)
1162 of section 32-664, as amended by this act, provided any such director,
1163 officer or employee is found to have been acting in the discharge of
1164 such director, officer or employee's duties or within the scope of such
1165 director, officer or employee's employment and any such act or
1166 omission is found not to have been wanton, reckless, wilful or
1167 malicious.

1168 Sec. 24. Section 32-651 of the general statutes is repealed and the
1169 following is substituted in lieu thereof (*Effective from passage*):

1170 As used in sections 32-650 to 32-668, inclusive, sections 39 and 40 of
1171 public act 98-1 of the December special session, as amended by public
1172 act 99-241 and public act 00-140, and subsection [(e)] (d) of section 32-
1173 605, as amended by this act:

1174 (1) "Adriaen's Landing site" means the area of approximately thirty-
1175 three acres of land within the capital city economic development
1176 district designated in the master development plan as the location of
1177 the convention center, the related parking facilities and the on-site
1178 related private development.

1179 (2) "Bonds" means the bonds authorized to be issued and sold by the
1180 state pursuant to sections 32-652 and 32-653, and, unless the context
1181 requires a different meaning, shall include serial, term or variable rate

1182 bonds, notes issued in anticipation of the issuance of bonds, and
1183 temporary or interim notes or notes issued pursuant to a commercial
1184 paper program.

1185 (3) "Capital city economic development district" has the meaning
1186 assigned to that term in section 32-600, as amended by this act.

1187 (4) "Comptroller" means the State Comptroller or the deputy
1188 comptroller appointed pursuant to section 3-133.

1189 (5) "Convention center" has the meaning assigned to that term in
1190 section 32-600, as amended by this act.

1191 (6) "Convention center project" has the meaning assigned to that
1192 term in section 32-600, as amended by this act.

1193 (7) "Convention center hotel" has the meaning assigned to that term
1194 in section 32-600, as amended by this act.

1195 (8) "Costs of issuance" means all costs related to the proceedings
1196 under which bonds are issued pursuant to sections 32-652 and 32-653,
1197 including, but not limited to, fees and expenses or other similar
1198 charges incurred in connection with the execution of reimbursement
1199 agreements, remarketing agreements, standby bond purchase
1200 agreements, agreements in connection with obtaining any liquidity
1201 facility or credit facility with respect to such bonds, trust agreements
1202 respecting disbursement of bond proceeds and any other necessary or
1203 appropriate agreements related to the marketing and issuance of such
1204 bonds and the disbursement of the bond proceeds, auditing and legal
1205 expenses and fees, expenses incurred for professional consultants,
1206 financial advisors and fiduciaries, fees and expenses of remarketing
1207 agents and dealers, fees and expenses of the underwriters to the extent
1208 not paid from a discount on the purchase price of such bonds, and fees
1209 and expenses of rating agencies, transfer or information agents, and
1210 including costs of the publication of advertisements and notices,
1211 printers' fees or charges incurred by the state to comply with
1212 applicable federal and state securities or tax laws and any other similar

1213 costs of issuance.

1214 (9) "Design professional" means each duly licensed architect,
1215 engineer or other design professional experienced in the design of
1216 comparable facilities and related improvements retained by the
1217 secretary from time to time to prepare plans and specifications and
1218 perform related professional services in connection with the overall
1219 project and related development activities.

1220 (10) "Stadium facility manager" means each nongovernmental
1221 service provider engaged by the secretary to provide overall
1222 management services with respect to all or a portion of the stadium
1223 facility.

1224 (11) "Stadium facility operations" means all activities related to the
1225 use, management and operation of the stadium facility including,
1226 without limitation, maintenance and repairs, purchases of supplies, the
1227 addition or replacement of furniture, fixtures and equipment, safety
1228 and security, crowd and traffic control, ticket and premium seating
1229 promotion and sales, ticketing and box office operations, event
1230 booking, scheduling and promotion, event operations, stadium
1231 parking management, marketing, promotion and public relations,
1232 advertising sales, media and broadcast activities and merchandising,
1233 catering and concessions.

1234 (12) "GMP" means guaranteed maximum price.

1235 (13) "Governmental authorities" means all federal, state or local
1236 governmental bodies, instrumentalities or agencies and all political
1237 subdivisions of the state, including municipalities, taxing, fire and
1238 water districts and other governmental units.

1239 (14) "Governmental permits" means all permits, authorizations,
1240 registrations, consents, approvals, waivers, exceptions, variances,
1241 orders, judgments, decrees, licenses, exemptions, publications, filings,
1242 notices to and declarations of or with, or required by, governmental
1243 authorities, including those relating to traffic, environmental

1244 protection, wetlands, zoning, site approval, building and public health
1245 and safety, that are required for the development and operation of any
1246 project or facility.

1247 (15) "Stadium facility capital replacement account" means the capital
1248 replacement reserve account within the Stadium Facility Enterprise
1249 Fund established by section 32-657.

1250 (16) "Stadium Facility Enterprise Fund" means the separate fund
1251 established by section 32-657.

1252 (17) "Infrastructure improvements" means necessary or desirable
1253 infrastructure improvements relating to the convention center, the
1254 stadium facility, the related parking facilities or the on-site related
1255 private development, as the case may be, including, but not limited to,
1256 structures over roads and highways, roadway improvements,
1257 pedestrian improvements, landscaped plazas, piers, foundations and
1258 other structural work on the Adriaen's Landing site or the stadium
1259 facility site or off-site as determined by the secretary to be necessary or
1260 desirable in connection with the development of the Adriaen's Landing
1261 site or the stadium facility site, and whether undertaken by the
1262 secretary or any other agency, department or public instrumentality of
1263 the state, as more particularly described in the master development
1264 plan.

1265 (18) "Internal Revenue Code" means the Internal Revenue Code of
1266 1986, or any subsequent corresponding internal revenue code of the
1267 United States, as from time to time amended, and regulations adopted
1268 thereunder.

1269 (19) "Master development plan" means the master development
1270 plan for the overall project and the on-site related private development
1271 prepared by the secretary and the authority with the assistance of the
1272 design professional, in the form filed with the clerks of the Senate and
1273 the House of Representatives on March 3, 2000, as modified by the
1274 secretary after May 2, 2000, in accordance with the provisions of
1275 section 32-655b, as amended by this act.

1276 (20) "NCAA" means the National Collegiate Athletic Association or
1277 its successor.

1278 (21) "On-site related private development" means the convention
1279 center hotel and the other housing, entertainment, recreation, retail
1280 and office development on the Adriaen's Landing site contemplated by
1281 the master development plan. "On-site related private development"
1282 includes the second phase of the convention center hotel as described
1283 in the master development plan but excludes any other addition to, or
1284 any expansion, demolition, conversion or other modification of, any
1285 such on-site related private development unless the secretary certifies
1286 in the secretary's discretion that such addition, expansion, demolition,
1287 conversion or other modification is being undertaken by agreement
1288 with the secretary in furtherance of the objectives of the master
1289 development plan.

1290 (22) "Overall project" means the convention center project, the
1291 stadium facility project and the parking project, or one or more of the
1292 foregoing as more particularly described in the master development
1293 plan, including all related planning, feasibility, environmental testing
1294 and assessment, permitting, engineering, technical and other necessary
1295 development activities, including site acquisition, site preparation and
1296 infrastructure improvements. As used in sections 32-664, as amended
1297 by this act, 32-665 and 32-668, and subdivision (1) of section 12-412,
1298 subsection (a) of section 12-498 and subdivision (1) of section 22a-134,
1299 and section 32-617a, "overall project" also includes the development,
1300 design, construction, finishing, furnishing and equipping of the on-site
1301 related private development.

1302 (23) "Parking project" means the development, design, construction,
1303 finishing, furnishing and equipping of the related parking facilities
1304 and related site acquisition and site preparation.

1305 (24) "Preliminary costs" means the costs of the state or the authority,
1306 as the case may be, relating to planning, preliminary design, feasibility
1307 and permitting of the overall project, whether incurred prior to or

1308 following July 1, 1999, including, but not limited to, costs of plans,
1309 including plans with respect to alternative or prior designs, budgeting,
1310 borings, surveys, maps, title examinations, environmental testing,
1311 environmental impact evaluations, appraisals, documentation of
1312 estimates of costs and revenue increments to the state or the authority
1313 in connection with the overall project and the permitting thereof,
1314 including feasibility studies, market and impact analysis, preliminary
1315 design costs and costs incidental to investigations, preparation and
1316 processing of permit applications and preparation and analysis of any
1317 proposed agreement, lease or memorandum of understanding with
1318 respect to the overall project, including, but not limited to, the fees and
1319 expenses of professional, management and technical consultants, and
1320 financial and legal advisors, and the reimbursement to any state
1321 agency or department, public authority, political subdivision or
1322 private entity which has advanced or advances funds for the payment
1323 of any such preliminary costs, provided that in the case of any such
1324 private entity such advancement was or is at the request of or with the
1325 approval of the state as certified by the secretary and would qualify as
1326 a preliminary cost if incurred directly by the state or the [Capital City
1327 Economic Development Authority] Capital Region Development
1328 Authority.

1329 (25) "Prime construction contractor" means each general contractor,
1330 construction manager or other construction professional with primary
1331 responsibility for construction activities with respect to the stadium
1332 facility, the convention center, the related parking facilities or any
1333 aspect of the on-site related private development, as the case may be.

1334 (26) "Project costs" means and includes all hard and soft costs
1335 relating to the overall project, or, in context, any aspect thereof,
1336 including, but not limited to, preliminary costs, costs of site
1337 acquisition, site preparation and infrastructure improvements,
1338 relocation costs, including costs related to interim parking
1339 arrangements, costs of issuance, costs of labor and materials employed
1340 in the work, fees for project and construction management services,
1341 including incentive payments related to timely completion of

1342 improvements at or under budget, costs of insurance, including title
1343 insurance, the establishment of appropriate reserve funds in
1344 connection with the financing of any aspect of the overall project, and
1345 costs of accounting, legal, architectural, environmental, permitting,
1346 engineering, management, financial and other professional and
1347 technical services.

1348 (27) "Project manager" means the development professional selected
1349 to supervise and coordinate the development of the Adriaen's Landing
1350 site on behalf of the secretary and the authority.

1351 (28) "Real property" means land and buildings and all estate,
1352 interest or right in land or buildings, including land or buildings
1353 owned by any person, the state or any political subdivision of the state
1354 or instrumentality thereof and including any and all easements, rights
1355 of way, air rights and every estate, right or interest therein.

1356 (29) "Related parking facilities" means parking structures, facilities
1357 or improvements which are necessary or desirable to provide parking
1358 for the convention center, the convention center hotel and other on-site
1359 related private development, which related parking facilities may also
1360 satisfy other public and private parking requirements within the
1361 capital city economic development district, or to replace currently
1362 available parking which may be displaced by the overall project, other
1363 than the stadium facility project, or the on-site related private
1364 development, together with equipment, fixtures, furnishings and
1365 appurtenances integral and normally associated with the construction
1366 and operation of parking facilities, and ancillary infrastructure
1367 improvements, all as more particularly described in the master
1368 development plan.

1369 (30) "Related private development" means privately developed
1370 facilities or projects located within the capital city economic
1371 development district and associated with the convention center,
1372 including the hotel to be developed in conjunction with the convention
1373 center and such other privately developed facilities or projects, which

1374 may include housing, hotel, retail, entertainment, recreation, office or
1375 parking facilities or projects, including privately developed or financed
1376 improvements related to the convention center or such facilities or
1377 projects, as contemplated by the master development plan. For
1378 purposes of this subdivision, the term "associated" means functionally
1379 and economically related to the convention center as part of an
1380 integrated effort to develop and revitalize the urban core of the city of
1381 Hartford as an attractive destination for visitors and location for new
1382 businesses and residents.

1383 (31) "Secretary" means the Secretary of the Office of Policy and
1384 Management or the secretary's designee.

1385 (32) "Site acquisition" means the acquisition of real property, by
1386 condemnation, purchase, lease, lease-purchase, exchange or otherwise,
1387 comprising the Adriaen's Landing site and the stadium facility site,
1388 and includes the acquisition of other real property determined by the
1389 secretary to be necessary for off-site infrastructure improvements
1390 related to the development of the Adriaen's Landing site or the
1391 stadium facility site or for temporary use for construction staging or
1392 replacement parking during the period of construction, and the
1393 exchange or lease, as lessor or lessee, by the secretary or any other
1394 agency, department or public instrumentality of the state, of off-site
1395 real property to the extent determined by the secretary to be necessary
1396 to acquire real property comprising the Adriaen's Landing site, but
1397 excludes the acquisition or development by any private party of real
1398 property or improvements not on the Adriaen's Landing site.

1399 (33) "Site preparation" means the removal and relocation of utilities,
1400 including electricity, gas, steam, water and sewer, the installation and
1401 connection of additional required utilities, the construction of
1402 necessary drainage facilities, the demolition of existing improvements
1403 and the removal, containment or other remediation of any hazardous
1404 materials and the restoration and compacting of soil, whether
1405 undertaken by the secretary or any other agency, department or public
1406 instrumentality of the state, all on the Adriaen's Landing site, the

1407 stadium facility site, and on other sites where site preparation is
1408 necessary for the development of the Adriaen's Landing site and the
1409 stadium facility site as contemplated by the master development plan
1410 or for the continuation of a public service facility, as defined in section
1411 32-658, or utility operations.

1412 (34) "Stadium facility" means a multipurpose sports stadium with a
1413 minimum of approximately forty thousand seats and with capacity for
1414 expansion to a minimum of approximately fifty thousand seats,
1415 meeting all applicable requirements for home team facilities for
1416 Division I-A football of the NCAA and the college football conference
1417 of which the university is expected to be a member, including seating
1418 capacity, size and composition of playing surface, locker room and
1419 media facilities and other amenities, to be owned by the state on the
1420 stadium facility site, together with equipment, fixtures, furnishings
1421 and appurtenances integral and normally associated with the
1422 construction and operation of such a facility, stadium parking and
1423 ancillary infrastructure improvements, all as more particularly
1424 described in the master development plan.

1425 (35) "Stadium facility project" means the development, design
1426 construction, finishing, furnishing and equipping of the stadium
1427 facility and related site acquisition and site preparation.

1428 (36) "Stadium facility site" means the real property located at
1429 Rentschler Field in the town of East Hartford designated for such
1430 purpose in the master development plan.

1431 (37) "Stadium parking" means improvements, facilities and other
1432 arrangements for parking for stadium facility operations and events,
1433 including license, lease or other parking use agreements.

1434 (38) "State" means the state of Connecticut.

1435 (39) "State Bond Commission" means the commission established
1436 pursuant to subsection (c) of section 3-20 or any successor thereto.

1437 (40) "Treasurer" means the State Treasurer or the deputy treasurer
1438 appointed pursuant to section 3-12.

1439 (41) "University" means The University of Connecticut, a constituent
1440 unit of the state system of public higher education.

1441 (42) "Work" means the provision of any or all of the work, labor,
1442 materials, equipment, services and other items required for a project
1443 including, but not limited to, design, architectural, engineering,
1444 development and other technical and professional services,
1445 construction and construction management services, permits,
1446 construction work and any and all other activities and services
1447 necessary to acquire, design, develop, construct, finish, furnish or
1448 equip any project.

1449 (43) "Connecticut Center for Science and Exploration" means the
1450 science center facility constructed and operated in the Adriaen's
1451 Landing site.

1452 Sec. 25. Subdivision (14) of section 32-655 of the general statutes is
1453 repealed and the following is substituted in lieu thereof (*Effective from*
1454 *passage*):

1455 (14) Pay or reimburse the Office of Policy and Management, the
1456 authority, the university and other affected state agencies and political
1457 subdivisions of the state and any third parties incurring such costs at
1458 the request or with the approval of the state as certified by the
1459 secretary, for project costs of the overall project including, without
1460 limitation, preliminary costs arising prior to July 1, 1999, or costs under
1461 subsection [(e)] (d) of section 32-605, as amended by this act, or
1462 sections 32-654, 32-654a, 32-655a, 32-655b, as amended by this act, and
1463 32-666a; and

1464 Sec. 26. Section 32-655b of the general statutes is repealed and the
1465 following is substituted in lieu thereof (*Effective from passage*):

1466 The master development plan may be modified by the secretary

1467 after May 2, 2000, to the extent determined by the secretary to be
1468 necessary or desirable in light of unforeseen conditions or
1469 circumstances, including, without limitation, economic or market
1470 conditions or development or cost constraints, provided (1) no such
1471 modification shall be inconsistent with any requirements of subsection
1472 [(e)] (d) of section 32-605, as amended by this act, or sections 32-650 to
1473 32-668, inclusive, as amended by this act, and (2) in the event that the
1474 secretary determines that any such modification in the master
1475 development plan would result in a material change in the purpose or
1476 character of the stadium facility, the related parking facilities or the
1477 convention center, such modification shall not become effective unless
1478 and until (A) the secretary has filed with the house and senate clerks,
1479 for transmittal to the joint standing committee of the General
1480 Assembly having cognizance of matters relating to finance, revenue
1481 and bonding, a description of such modification in reasonable detail,
1482 and (B) such committee shall either have (i) approved such
1483 modification, or (ii) failed to reject such modification within thirty days
1484 of the date of filing by the secretary of the description of such
1485 modification with the house and senate clerks.

1486 Sec. 27. Subsection (i) of section 32-656 of the general statutes is
1487 repealed and the following is substituted in lieu thereof (*Effective from*
1488 *passage*):

1489 (i) The secretary and the authority shall jointly select and appoint an
1490 independent construction contract compliance officer or agent, which
1491 may be an officer or agency of a political subdivision of the state, other
1492 than the authority, or a private consultant experienced in similar
1493 public contract compliance matters, to monitor compliance by the
1494 secretary, the authority, the project manager and each prime
1495 construction contractor with the provisions of applicable state law,
1496 including subdivision (1) of section 12-412, subsection (a) of section 12-
1497 498, sections 12-541 and 13a-25, subdivision (1) of section 22a-134,
1498 section 32-600, as amended by this act, subsection [(c)] (d) of section
1499 32-602, as amended by this act, subsection [(e)] (d) of section 32-605, as
1500 amended by this act, section 32-610, as amended by this act,

1501 subsections (a) and (b) of section 32-614, as amended by this act,
1502 sections 32-617, as amended by this act, 32-617a, 32-650, 32-651 to 32-
1503 658, inclusive, as amended by this act, 32-660 and 32-661, subsection
1504 (b) of section 32-662, section 32-663, subsections (j) to (l), inclusive, of
1505 section 32-664, as amended by this act, sections 32-665 to 32-666a,
1506 inclusive, sections 32-668 and 48-21 and sections 29 and 30 of public act
1507 00-140, and with applicable requirements of contracts with the
1508 secretary or the authority, relating to set-asides for small contractors
1509 and minority business enterprises and required efforts to hire available
1510 and qualified members of minorities and available and qualified
1511 residents of the city of Hartford and the town of East Hartford for
1512 construction jobs with respect to the overall project and the on-site
1513 related private development. Such independent contract compliance
1514 officer or agent shall file a written report of his or her findings and
1515 recommendations with the secretary and the authority each quarter
1516 during the period of project development.

1517 Sec. 28. Subsection (j) of section 32-664 of the general statutes is
1518 repealed and the following is substituted in lieu thereof (*Effective from*
1519 *passage*):

1520 (j) The [Capital City Economic Development Authority] Capital
1521 Region Development Authority shall be considered the state agency
1522 responsible for preparing the written evaluation of the impact of the
1523 convention center project and the parking project on the environment,
1524 and the Office of Policy and Management shall be responsible for
1525 preparing the written evaluation of the impact of the stadium facility
1526 project on the environment, in accordance with the requirements set
1527 forth in section 22a-1b and the regulations adopted thereunder. The
1528 scope of each such written evaluation shall include each related
1529 activity, facility or project which the authority or the Office of Policy
1530 and Management, respectively, determines should be considered part
1531 of the same sequence of planned activities as the convention center
1532 project, the parking project or the stadium facility project, as the case
1533 may be, for purposes of section 22a-1c, including any housing, retail,
1534 entertainment, recreation, office, parking or hotel project or facility

1535 proposed to be integrated with or developed or used in conjunction
1536 with the stadium facility or the convention center, and any public
1537 service facility proposed to be constructed or relocated, either on or off
1538 the Adriaen's Landing site, as a result of or in connection with the
1539 overall project. The authority is authorized to assist the city of
1540 Hartford in the preparation and processing of any environmental
1541 impact statement with respect to such sequence of planned activities or
1542 any part thereof required to be undertaken by the city of Hartford on
1543 behalf of any federal agency under the National Environmental Policy
1544 Act, and the Office of Policy and Management is authorized to assist
1545 the town of East Hartford in the preparation and processing of any
1546 environmental impact statement with respect to such sequence of
1547 planned activities or any part thereof required to be undertaken by the
1548 town of East Hartford on behalf of any federal agency under the
1549 National Environmental Policy Act. Such assistance may include the
1550 expansion of the scope of the environmental evaluation undertaken by
1551 the authority or the Office of Policy and Management to the extent
1552 necessary to satisfy the requirements of the National Environmental
1553 Policy Act and assistance with such additional procedural
1554 requirements as may pertain thereto. The authority, the city of
1555 Hartford, the Office of Policy and Management and the town of East
1556 Hartford may enter into memoranda of understanding with respect to
1557 such assistance, which may include provisions for an appropriate
1558 allocation of any additional costs incurred by the authority or the
1559 Office of Policy and Management, respectively, in connection
1560 therewith. To the extent that any activity, facility or project of any
1561 other public or private entity is included in any environmental
1562 evaluation undertaken by the authority, or the Office of Policy and
1563 Management, the authority or the Office of Policy and Management, as
1564 the case may be, shall be entitled to receive payment or reimbursement
1565 of such entity's allocable share of the costs incurred by the authority or
1566 the Office of Policy and Management, respectively, in connection
1567 therewith. Each such evaluation shall include a description of the
1568 permits, licenses or other approvals required from the Commissioner
1569 of Energy and Environmental Protection for the overall project. The

1570 authority and the Office of Policy and Management, as the case may
1571 be, shall submit their evaluations and a summary thereof, including
1572 any negative findings to the Commissioner of Energy and
1573 Environmental Protection and the secretary and shall make the
1574 evaluations and summaries available to the public for inspection and
1575 comment at the same time. Notwithstanding the regulations adopted
1576 pursuant to section 22a-1a, the authority and the Office of Policy and
1577 Management each shall hold a public hearing on its evaluation and
1578 shall publish notice of the availability of its evaluation and summary in
1579 a newspaper of general circulation in the city of Hartford and, with
1580 respect to the stadium facility project, the town of East Hartford not
1581 less than fourteen calendar days before the date of such hearing. Any
1582 person may comment at the public hearing or in writing not later than
1583 the second day following the close of the public hearing. All public
1584 comments received by the authority and the Office of Policy and
1585 Management, as the case may be, shall be promptly forwarded to the
1586 Commissioner of Energy and Environmental Protection and the
1587 secretary and shall be made available for public inspection. Nothing in
1588 subsection (b) of section 22a-1 shall be deemed to require that any such
1589 written evaluation of environmental impact be completed prior to the
1590 award of contracts, the incurrence of obligations or the expenditure of
1591 funds in connection with the acquisition of the Adriaen's Landing site
1592 or the stadium facility site, planning and engineering studies for site
1593 preparation or preliminary site preparation work not requiring permits
1594 or approvals not yet obtained, or the planning and design of the
1595 stadium facility and the related parking facilities or the convention
1596 center. Nothing in this section shall be deemed to require that
1597 applications for licenses, permits, approvals or other administrative
1598 action in connection with all aspects of the overall project be submitted
1599 or acted upon at the same time if not otherwise required by law.

1600 Sec. 29. Section 32-669 of the general statutes is repealed and the
1601 following is substituted in lieu thereof (*Effective from passage*):

1602 (a) On or before February 1, 2003, and annually thereafter, until five
1603 years after the opening of the convention center, the [Secretary of the

1604 Office of Policy and Management] Capital Region Development
1605 Authority shall prepare a report regarding the status of the Adriaen's
1606 Landing project and The University of Connecticut football stadium
1607 project. Such report shall be made, in accordance with the provisions
1608 of section 11-4a, to the president pro tempore of the Senate, the speaker
1609 of the House of Representatives, the majority leader of the Senate, the
1610 majority leader of the House of Representatives, the minority leader of
1611 the Senate and the minority leader of the House of Representatives and
1612 to the joint standing committee of the General Assembly having
1613 cognizance of matters relating to finance, revenue and bonding. The
1614 report to said committee shall be presented at a meeting of said
1615 committee held during the regular session of the calendar year in
1616 which such report is due.

1617 (b) Such report shall be separated into a section on the Adriaen's
1618 Landing project and a section on The University of Connecticut
1619 football stadium project and shall contain the following information:
1620 (1) A detailed estimated budget for the overall project; (2) the current
1621 timeline for the entire project, with significant milestone events, from
1622 inception to projected completion date; (3) for each project component,
1623 including, but not limited to, the science center, (A) a description of the
1624 component, (B) its current budget in detail, comparing it to the budget
1625 presented to the General Assembly prior to May 2, 2000, (C) projected
1626 completion date, (D) any change made in the course of planning and
1627 execution over the prior calendar year and reasons for such change,
1628 and (E) status at the end of such calendar year; (4) problems
1629 encountered in the prior calendar year and potential problems in the
1630 future; (5) status of the project's compliance with the provisions of
1631 section 32-605, as amended by this act, including, but not limited to,
1632 (A) a description of each contract entered into during the prior
1633 calendar year, (B) whether any contractor is a woman-owned business
1634 enterprise, a minority business enterprise or a small business
1635 enterprise, as those terms are defined in section 4a-60g, (C) the value of
1636 such contract, (D) any subcontractors under such contract, the value of
1637 the subcontract and whether any subcontractor is a woman-owned

1638 business enterprise, a minority business enterprise or a small business
 1639 enterprise, as those terms are defined in section 4a-60g, (E) the number
 1640 of jobs associated with such contract, including the number of jobs
 1641 held by residents of Hartford and East Hartford and the number of
 1642 jobs held by women and minorities, and (F) any steps being taken for
 1643 affirmative action and corrective measures for any deficiencies; (6) a
 1644 detailed projected annual operating budget for each facility, including
 1645 information regarding how much funding the state will be required to
 1646 provide and how much the municipality will be required to provide;
 1647 (7) a timeline showing when operating expenses may be incurred prior
 1648 to the project's completion, including how much of such expenses will
 1649 be provided by the state in each year and how much will be provided
 1650 by the host municipality; (8) current estimates for funding from all
 1651 state and private sources for each component of the project for each
 1652 fiscal year in which the funding is made available; (9) a summary of
 1653 the total funding for the project from each of the following sources: (A)
 1654 General obligation bonds, (B) funding from the General Fund
 1655 operating surplus, (C) revenue bonds issued by the [Capital City
 1656 Economic Development Authority] Capital Region Development
 1657 Authority, with the associated General Fund costs, including, but not
 1658 limited to, General Fund debt service reimbursement for the parking
 1659 garage and utility plant, (D) tax exemptions or credits granted to any
 1660 part of the project, (E) payments in lieu of taxes made to any
 1661 municipality for any component of the project, (F) the operating
 1662 subsidy for the convention center and the science center, (G) private
 1663 investments, and (H) any other sources; and (10) detailed financial
 1664 information regarding the income and expenses of any public entities
 1665 operating at Adriaen's Landing."

This act shall take effect as follows and shall amend the following sections:		
Section 1	<i>from passage</i>	1-79(l)
Sec. 2	<i>from passage</i>	1-120(1)
Sec. 3	<i>from passage</i>	1-124
Sec. 4	<i>from passage</i>	1-125

Sec. 5	<i>from passage</i>	5-154(m)
Sec. 6	<i>from passage</i>	5-259(a)
Sec. 7	<i>from passage</i>	10-425(b)
Sec. 8	<i>from passage</i>	32-600
Sec. 9	<i>from passage</i>	32-601
Sec. 10	<i>from passage</i>	32-602
Sec. 11	<i>from passage</i>	32-602a
Sec. 12	<i>from passage</i>	32-603
Sec. 13	<i>from passage</i>	32-604
Sec. 14	<i>from passage</i>	32-605
Sec. 15	<i>from passage</i>	32-606
Sec. 16	<i>from passage</i>	32-607(a)
Sec. 17	<i>from passage</i>	32-608(a)
Sec. 18	<i>from passage</i>	32-609
Sec. 19	<i>from passage</i>	32-610
Sec. 20	<i>from passage</i>	32-611
Sec. 21	<i>from passage</i>	32-614(b)
Sec. 22	<i>from passage</i>	32-616(a)
Sec. 23	<i>from passage</i>	32-617
Sec. 24	<i>from passage</i>	32-651
Sec. 25	<i>from passage</i>	32-655(14)
Sec. 26	<i>from passage</i>	32-655b
Sec. 27	<i>from passage</i>	32-656(i)
Sec. 28	<i>from passage</i>	32-664(j)
Sec. 29	<i>from passage</i>	32-669